

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 28 | | BRATTLE TERR, ARLINGTON |

OWNERSHIP

| | | | | |
|-----------|------------------|-------|-------|------------|
| Owner 1: | WAXLAX CHRISTINA | | | |
| Owner 2: | PAINE JAMES | | | |
| Owner 3: | | | | |
| Street 1: | 28 BRATTLE TERR | | | |
| Street 2: | | | | |
| Twn/City: | ARLINGTON | | | |
| St/Prov: | MA | Cntry | | Own Occ: Y |
| Postal: | 02474 | | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|---------------------|-------|--|
| Owner 1: | BRENNAN KRISTIN S - | | |
| Owner 2: | - | | |
| Street 1: | 28 BRATTLE TERRACE | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

This parcel contains .094 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Wood Shingle Exterior and 2195 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 0.09399 | Total SF/SM: | 4094 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | | Total: | 379.974 | Spl Credit | | Total: | 380.000 |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--|--------|---------|------------|--|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|-------------------|-----------|
| 101 | 4094.000 | 503,500 | | 380,000 | 883,500 | | 49897 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | 0.094 | 503,500 | | 380,000 | 883,500 | Entered Lot Size | GIS Ref |
| Total Parcel | 0.094 | 503,500 | | 380,000 | 883,500 | Total Land: | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 402.47 | /Parcel: 402.47 | Land Unit Type: | Insp Date |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|----------|---------|
| 2022 | 101 | FV | 503,500 | 0 | 4,094. | 380,000 | 883,500 | | Year end | 12/23/2021 | PRINT | |
| 2021 | 101 | FV | 489,300 | 0 | 4,094. | 380,000 | 869,300 | | Year End Roll | 12/10/2020 | | Date |
| 2020 | 101 | FV | 489,300 | 0 | 4,094. | 380,000 | 869,300 | 869,300 | Year End Roll | 12/18/2019 | 12/30/21 | 04:03:1 |
| 2019 | 101 | FV | 360,300 | 0 | 4,094. | 380,000 | 740,300 | 740,300 | Year End Roll | 1/3/2019 | LAST REV | |
| 2018 | 101 | FV | 198,800 | 0 | 4,094. | 255,100 | 453,900 | 453,900 | Year End Roll | 12/20/2017 | | |
| 2017 | 101 | FV | 198,800 | 0 | 4,094. | 244,300 | 443,100 | 443,100 | Year End Roll | 1/3/2017 | 08/07/19 | 12:26:5 |
| 2016 | 101 | FV | 198,800 | 0 | 4,094. | 222,600 | 421,400 | 421,400 | Year End | 1/4/2016 | appro | |
| 2015 | 101 | FV | 165,200 | 0 | 4,094. | 179,100 | 344,300 | 344,300 | Year End Roll | 12/11/2014 | | |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-------|
| BRENNAN KRISTIN | 71335-356 | 1 | 7/18/2018 | | 925,000 | No | No | | |
| RIVERA TREVOR M | 64660-539 | | 12/15/2014 | | 475,000 | No | No | | |
| FEDERAL HOME LO | 62638-467 | | 9/16/2013 | Sub Sale | 330,022 | No | No | | |
| EDWARDS-LEEPER | 61758-538 | | 5/8/2013 | Foreclosure | 313,077 | No | No | | |
| TANG JING | 49992-210 | | 8/23/2007 | | 349,000 | No | No | | |
| HIRSCH DANIEL C | 36549-227 | | 9/30/2002 | | 325,000 | No | No | | |
| PARLEE GRETA J | 28365-132 | | 3/27/1998 | | 169,500 | No | No | Y | |

BUILDING PERMITS

[illegible]

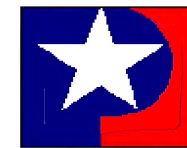
ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 5/2/2019 | SQ Returned | JO | Jenny O |
| 11/27/2018 | MEAS&NOTICE | CC | Chris C |
| 5/18/2015 | Sales Review | PT | Paul T |
| 5/14/2015 | SQ Returned | MM | Mary M |
| 6/19/2014 | Info Fm Prmt | PC | PHIL C |
| 5/20/2009 | Measured | 197 | PATRIOT |
| 12/3/2008 | MLS | MM | Mary M |
| 12/9/2002 | MLS | MM | Mary M |
| 4/28/2000 | Inspected | 201 | PATRIOT |

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___



Patriot
Properties Inc.

USER DEFINED

| | | |
|---|----------------|-------|
| | Prior Id # 1: | 49897 |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| 7 | Prior Id # 1: | |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| | Prior Id # 1: | |
| 9 | Prior Id # 2: | |
| | Prior Id # 3: | |
| | ASR Map: | |
| | Fact Dist: | |
| | Reval Dist: | |
| | Year: | |
| | LandReason: | |
| | BldReason: | |
| | CivilDistrict: | |
| | Ratio: | |
| | | |
| | | |

EXTERIOR INFORMATION

| | | |
|---------------|------|----------------|
| Type: | 6 | - Colonial |
| Sty Ht: | 2 | - 2 Story |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 1 | - Concrete |
| Frame: | 1 | - Wood |
| Prime Wall: | 1 | - Wood Shingle |
| Sec Wall: | | % |
| Roof Struct: | 1 | - Gable |
| Roof Cover: | 1 | - Asphalt Shgl |
| Color: | GRAY | |
| View / Desir: | | |

GENERAL INFORMATION

| | | |
|---------------|------|---------------|
| Grade: | C+ | - Average (+) |
| Year Blt: | 1956 | Eff Yr Blt: |
| Alt LUC: | | Alt %: |
| Jurisdic: | G19 | Fact: |
| Const Mod: | | |
| Lump Sum Adj: | | |

INTERIOR INFORMATION

| | | | |
|---------------|-----|--------------|-----|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 | - Plaster | |
| Sec Int Wall: | | | % |
| Partition: | T | - Typical | |
| Prim Floors: | 3 | - Hardwood | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 | - Concrete | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 | - Typical | |
| Insulation: | 2 | - Typical | |
| Int vs Ext: | | | |
| Heat Fuel: | 1 | - Oil | |
| Heat Type: | 3 | - Forced H/W | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

MOBILE HOME

| | | | | | | | | | |
|-------|--|--------|--|----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial # | | Year: | | Color: | |
|-------|--|--------|--|----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
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